

Public Comments on the Zoning Ordinance Amendment and Technical Amendments to Chapter 17 and Chapter 18 of the Code of Ordinances

The Zoning Ordinance amendment is a comprehensive update of the current Zoning Ordinance, which was adopted in 1981. The Ordinance is over 30 years old, and has been amended only a few times. The current Zoning Ordinance was written prior to development of the Loop 101 freeway within the Community and was based on policy framework from the Community's 1978 General Plan. The General Plan has subsequently been updated three times over the past three decades. The current 2006 General Plan lists updating the Zoning Ordinance as its first implementation action to ensure consistency with the General Plan's goals and objectives.

The main theme of the General Plan is establishing a framework for sustainability to ensure current and future generations can sustain the social, economic, and environmental health of the Community. The proposed new Zoning Ordinance carries out the objectives of the General Plan by providing regulations to help reduce heat island effects, light pollution, overuse of water; limiting and providing extra scrutiny of industrial uses; and incorporating Piipaash and Au Authmn cultural values into development design. This zoning update project, a.k.a., the Zoning Ordinance and Design Update (ZODU), began in late 2009 using internal government staff and focused on non-residential regulations, which make up most of the provisions of the Code, though there are some changes made to the agricultural and residential provisions of the Code, such as including the reduction in minimum homesite sizes.

In addition to the Zoning Ordinance amendment, additional technical amendments to Chapter 17 and 18 are necessary to maintain consistency with the Code of Ordinances and the proposed Zoning Amendment.

On November 5, 2014 in general council session, and in accordance with the SRPMIC Ordinance Development Policy (Policy 1-20), the SRPMIC Council approved a public comment period of ninety (90) days for the amendment to the Zoning Ordinance, Chapter 17, and Chapter 18 of the Code of Ordinances.

You may get a CD or printed copy of the proposed zoning ordinance and technical amendments at the following locations:

- Office of the General Council (at Two Waters, Building A, 3rd Floor)
- Community Development Department (at Two Waters, Building B, 3rd Floor)

You may view the ordinance amendments at the:

- ZODU website <http://www.srpmic-nsn.gov/economic/zodu/>.
- Community's intranet website under the heading; "Ordinance Public Comments."

THE DEADLINE FOR PUBLIC COMMENTS IS: Tuesday, February 3, 2014 AT 12:00 A.M.

Please return comments to either:

OFFICE OF THE GENERAL COUNSEL

Attention: Niccole King

Salt River Pima-Maricopa Indian Community

10,005 East Osborn Road

Scottsdale, AZ 85256 or

By email: Niccole.King@srpmic-nsn.gov

OR

Email:ZODU@srpmic-nsn.gov

SUMMARY OF ZONING ORDINANCE:

Repeals the Zoning Ordinance (SRO-74-82) of the SRP-MIC in its entirety and replaces it with a revised Zoning Ordinance as Appendix to the SRP-MIC Code of Ordinances. The revised Zoning Ordinance comprises eight chapters that address the following:

- Chapter 1: General Provisions and Administration—provides the legal framework for the zoning ordinance, establishes administrative roles relative to the Ordinance, establishes enforcement provisions and penalties and addresses non-conforming uses and developments.
- Chapter 2: Application, Review and Approval Processes—establishes processes for all applications for land use and development and public hearing notification requirements.
- Chapter 3: Zoning Districts—describes the specific zoning districts and standards and also general zoning standards.
- Chapter 4: Land Uses and Specific Use Standards—Provides a table of land uses permitted in each zoning district. Land uses may be: allowed (A); allowed if meeting specific conditions (AC); allowed with Council approval of a Conditional Use Permit (C); not allowed (blank); or prohibited (P). The chapter also describes specific conditions required with AC uses and some C uses. Provides process to add new uses not listed in the table.
- Chapter 5: Overlay Districts---Sets requirements for establishing overlay districts. Includes new planned development, floodplain and Pima corridor overlay districts.
- Chapter 6: General Development Standards and Regulations---Establishes development standards and regulations for site planning, landscaping, building design, parking requirements, outdoor lighting and business signs.
- Chapter 7: Supplemental Regulations---Includes the wireless communication facilities (cell tower) regulations.
- Chapter 8: Definitions and Measurements---Defines terms used in the ordinance.
- Exhibit A: Official Zoning Map of the SRPMIC---Gives lands within the SRPMIC specific zoning districts. Will rezone certain properties to be consistent with the Community's adopted General Plan and the revised Zoning Ordinance. See attached Exhibit A.

SUMMARY OF TECHNICAL AMENDMENTS FOR CHAPTER 17 AND CHAPTER 18 OF THE CODE OF ORDINANCES:

1. Chapter 17: Development, Real Property, and Housing

Article VII. Outdoor Advertising Signs

a. Sec. 17-274. Additional outdoor advertising signs prohibited.

Section 17-274(1) prohibits the issuance of an outdoor advertising sign permit unless a zoning variance under SRO-74-82 § 10.200A1 was granted. This section was modified by deleting the specific reference to SRO-74-82§ 10.200A1, as the zoning variance requirement is covered in Section 17-275(2).

b. Sec.17-278. Signage Agreement.

Section 17-278(a)-(d) is proposed to be deleted and reserved. This section is covered in the proposed Zoning Ordinance under Comprehensive Sign Plan provisions.

Article IX. Highway Rights-of-way

a. Sec. 17-345. Encroachment permit application procedures.

Sections 17-345(h)(3) and (4) is proposed to be deleted and reserved. This section is covered in the proposed Zoning Ordinance under Chapter 6.

Article X. Subdivisions

a. Sec. 17-375. Generally.

Section 17-375(a) specifically references section 2.000 of SRO-74-82, modification makes general reference to the Zoning Ordinance. Section 2.000 provisions (as amended) now covered under Chapter 8 of the proposed Zoning Ordinance.

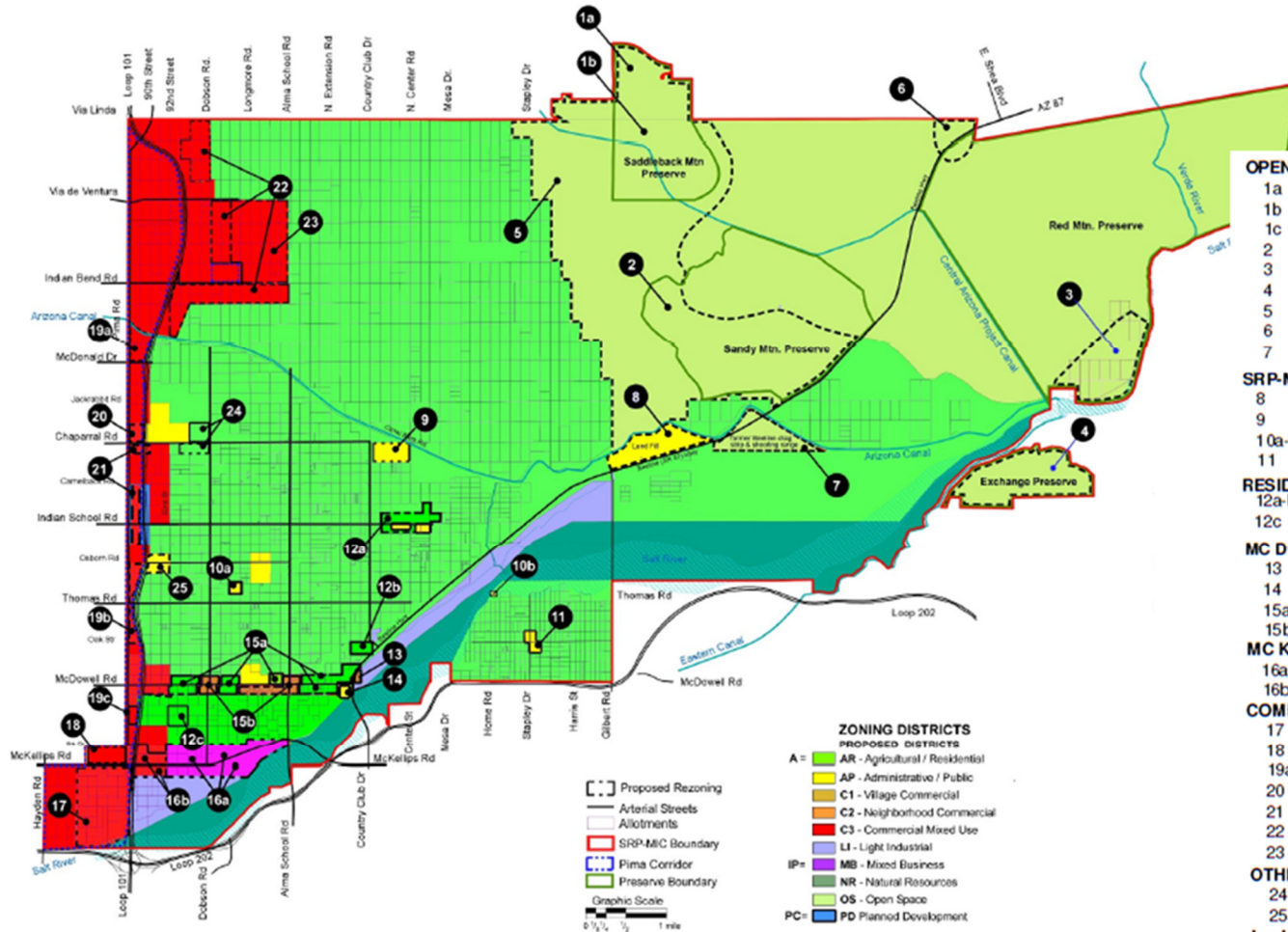
2. Chapter 18: Water and Other Natural Resources

Article I. In General

a. Sec. 18-1. Conversion of wells from agricultural to domestic use.

Section 18-1 specifically references Section 10.100 of the Zoning Code, modification makes general reference to the Zoning Code. Section 10.100 provisions (as amended) now covered under Chapter 6 of the proposed Zoning Ordinance.

PROPOSED ZONING MAP AMENDMENTS



Existing Zoning Proposed Zoning Reason for proposed change

OPEN SPACE & AREAS NOT ZONED

1a	None	OS	Within Saddleback Mountain Preserve
1b	A	OS	Within Saddleback Mountain Preserve
1c	None	AR	Match General Plan designation to south
2	A	OS	Consolidate OS by including out-piece.
3	A	OS	Within Sandy Mountain Preserve
4	A	OS	Within Red Mountain Preserve
5	None	OS	Within Exchange Preserve
6	C3	OS	Match General Plan
7	C3	OS	Discontinued commercial uses

SRP-MIC SERVICES

8	A	AP	SRP-MIC Land fill
9	A	AP	SRP-MIC School Campus
10a-b	A	AP	Memorial Hall and Cry House
11	A	AP	SRP-MIC Police/Fire Station-Lehi Com. Ctr.

RESIDENTIAL USES

12a-b	AP	AR	Residential uses - Match General Plan
12c	AP	AR	Mobile Home Park - Residential Use

MC DOWELL ROAD

13	II	C2	Match existing use and General Plan
14	II & A	AP	Potential Community Services (IHS Clinic)
15a	C3	AR	Match General Plan
15b	C3	C2	Match General Plan

MC KELLIPS ROAD

16a	IP	MB	More appropriate and useable land use
16b	IP	C3	More appropriate adjacent to Casino AZ

COMMERCIAL MIXED USE AREAS

17	II	C3	Match General Plan
18	AP	C3	Mobile Home Park, Match General Plan
19a-c	A	C3	Match General Plan - Except for home sites
20	AP	C3	Match General Plan
21	PC	C3	PC zoning not defined, Match General Plan
22	A	C3	Match General Plan designation
23	A	C3	Existing Commercial Golf Course

OTHER AREAS

24	C2	AR	Match General Plan
25	A	AP	Planned SRP-MIC Government Facilities

Include Pima Corridor Overlay on Zoning Map

EXHIBIT A